

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **June 6, 2005**

Members Present-

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, David Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Brad Burris-Fire Services, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Kenny Wilson-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from May 23, 2005. Mrs. Howard seconded the motion and the motion carried.

OLD BUSINESS-

Pinhook Investments/Dollar General Store – Major Development – Preliminary Review

Mrs. Webb made a motion to table this project until the June 13, 2005 meeting at the applicant's request. Mrs. Keenum seconded the motion and the motion carried.

The New Jewish Congregation – Major Development - Preliminary Plan Review

Bennett Walling, Walling Engineering, Inc., was present and requesting preliminary approval to construct a 10,508 square foot building for the use as a synagogue. The project property is located on CR 101 in Oxford. A traffic study has been submitted. Proposed improvements for CR 101 were discussed. Staff comments were discussed and consisted of the following items: signed application, authorization letters, label plans, vicinity map scale, current zoning, correct map scale, regulatory agency permits, and golf cart path. An approval letter from the Villages is required for the proposed golf cart path. The County's traffic engineer will review the traffic study. Height signage for the covered overhang needs to be included on the plans. Engineering comments were discussed and consisted of the following items: current condition of CR 101, traffic study, phase line delineation, pre and post development drainage plans, drainage calculations, dumpster pad details, stormwater calculations, drainage slopes, erosion plan, and regulatory agency permits. An authorization letter from the Villages is required regarding the water supply for fire protection. Staff will check with Environmental Health regarding any comments they may have.

Dan Hickey, Fire Services, arrived at 2:12 during the above discussion.

Mr. Ginn moved to approve the preliminary plans, subject to any comments being addressed regarding the review of the traffic study and revised plans being submitted addressing all Committee member comments. Mrs. Webb seconded the motion and the motion carried.

NEW BUSINESS-

VOS: Buffalo Ridge – Major Development – Engineering Plan Review

Chris Germana, Kimley-Horn and Associates, Inc., and Marty Dzuro, Grant and Dzuro, were present and requesting engineering plan approval to develop an 11-tract subdivision. Engineering comments were discussed and included the following items: Memorandum of Agreement, sign license agreement, fire hydrant and water line location, proposed sign location, and dimensional guidelines. The Property Owner's Association will be responsible for maintenance of the sign location area within the County right-of-way. A golf cart path will be located adjacent to the Lange Eye Care Center. There is an existing golf cart tunnel. Fire Services will maintain the fire hydrants. Attorney Neal declared a conflict of interest regarding the review of the MOA due to one of her clients being involved. Staff will check with Attorney Thornton regarding any comments he may have on the revised MOA.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed on revised plans and any attorney comments regarding the MOA and restrictions being addressed. Mrs. Webb seconded the motion and the motion carried.

VOS: Canal Street/Phase 4 – Major Development – Preliminary and Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct .42 miles of major local roadway. There were no comments from the engineer or staff.

Mr. Springstead moved to approve the preliminary and engineering plans. Mrs. Webb seconded the motion and the motion carried.

Grace Tabernacle of Worship – Major Development – Engineering Plan Review

Bob Hunt, Grace Tabernacle Church, was present and requesting engineering approval to construct two worship buildings consisting of 32,720 square feet. Engineering comments were discussed and consisted of the following: traffic study, authorization letter regarding utility connection from the City of Wildwood, pre-annexation agreement, required buffers, and regulatory agency permits. Sight distance issues were discussed and are addressed in the traffic study. The traffic study does not require a turn lane. Mr. Ginn will review the traffic study regarding right-of-way improvements. The main access road, C-468, is a potential area for future four-laning. Mr. Wilson will discuss the turn lane requirements with Mr. Hurst, Public Works Director.

Mr. Ginn moved to approve the engineering plans, subject to all comments from Public Works and Committee members' comments being addressed on revised plans, and subject to any comments regarding the traffic study being addressed. Mrs. Webb seconded the motion and the motion carried.

Sumter Electric Substation Expansion – Major Development – Conceptual Plan Review

Mrs. Webb moved to table this project until the June 13, 2005 meeting at the applicant's request. Mrs. Keenum seconded the motion and the motion carried.

Reserves of Sumter County/Phase 2 – Medium Development – Conceptual Plan Review

David Springstead, Springstead Engineering, Inc., was present and requesting conceptual approval to develop an 11-lot subdivision. Staff comments were discussed and consisted of the following items: proof of ownership, proper authorization, legal description, property delineation, deed restrictions, lot access, existing structures, label surrounding properties, wetland mitigation, flood zone designation, right-of-way dedication for CR 619, standard easement requirements, and wetland requirements according to the Southwest Florida Water Management District. Attorney Neal will research the corporation names provided on the deed. Engineering comments were discussed and included the following items: existing contours, drainage patterns, current condition of CR 619, access easement, Note 1 shown on the plans, and flood plain analysis. All buildable areas need to be determined and shown on the plans.

Mrs. Webb moved to approve the conceptual plans, subject to all comments being addressed on revised plans. Mrs. Howard seconded the motion and the motion carried.

Discussion of Shared Driveway Detail -

Current difficulties with shared driveway access were discussed. Mr. Ginn prepared a driveway detail plan for the Committee to review. The Committee discussed a 5' vs. 10' separation between driveways. Shared access is generally addressed in deed restrictions. The proposed driveway detail plan is for minimum requirement purposes only.

Mrs. Keenum moved to table the driveway detail plan in order for the Committee members to review it further. Mrs. Webb seconded the motion and the motion carried.

The next meeting is scheduled for June 13, 2005.

Meeting adjourned at 3:02 PM.